

North Center - Chicago

TWO-STORY FREESTANDING RESTAURANT/BAR FOR SALE WITH REAL ESTATE

3832 N. Lincoln Ave. Chicago, IL 60613



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



North Center

North Center is one of the 77 community areas of Chicago, located in the city's North Side. North Center is bordered on the north by Montrose Avenue, on the south by Diversey Parkway, on the west by the Chicago River and on the east by Ravenswood Avenue, it includes the neighborhoods of North Center, Roscoe Village, St. Ben's and Hamlin Park. The Brown Line of the Chicago 'L' has stops within the community area at Addison and Irving Park. North Center is considered a vibrant neighborhood with an eclectic mix of retailers, restaurants, live music, theater, and service-oriented businesses. It is also home to some of the best public schools in the City of Chicago. The community is home to Ribfest Chicago, the annual summer street festival along Lincoln Avenue. North Center was voted one of Chicago's best neighborhoods by the Chicago Magazine in 2014. Source: wikipedia.org

Big Bricks - 3832 N. Lincoln Ave. Chicago, IL 60613

Size (Approx.)	5,489 SF Interior
	4,798 SF Lot
Occupancy	153 Interior
	82 Private Patio
Price	\$1,599,000 (Real Estate + Business)

For additional information or to schedule a showing contact:

Georg Simos

312-575.0480 ext. 21

georg@kudangroup.com



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics (2016)

	Total
Population	34,942
Median Age	33.8
Median Household Income	\$97,703
Households	14,549

Nearby Businesses

Martyrs

Mrs. Murphy & Sons Irish Bistro
Brownstone
Wasabi Cafe

Description

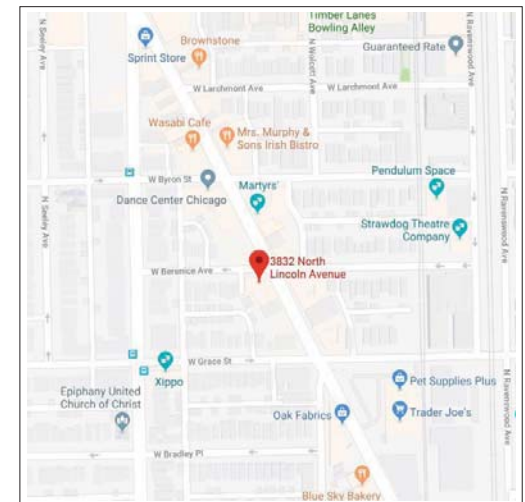
Freestanding two-story restaurant/bar for sale with established Pizza & BBQ business. Includes large private event room on second floor and private outdoor patio. Located in the desirable North Center neighborhood in the center of entertainment, shops and restaurants.

Operating business. Do not disturb employees or management.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 2-6-2014 - 1031

Map

Lincoln and Berenice



LISTING INFO

Agent	Georg Simos
Transaction Type	Real Estate and Business for Sale
Type of Property	Freestanding Restaurant
Real Estate included in price?	Yes
Property Data	
Property Name	Big Bricks
Business Name	Big Bricks, Inc. & Super Paradise LLC
Address	3832 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60613
Area	North Center
County	Cook
Sale Price	\$1,599,000 (Real Estate + Business)
Property Taxes	\$15,449 (2017)
Building Type and Year Built	Mixed Use built in 1901. Complete gut rehab in 2011.
Occupancy	153 Interior / 82 Private Patio
Stories	Two
Interior Size	5,489 SF
Lot Size	4,798 SF
Parking	Street
Licenses	Incidental Liquor, Retail Food, Outdoor Patio
A/C & Heat	Forced Air
Type of Basement	Large finished with huge Smoker, Prep Kitchen, Walk In Coolers, Bathrooms, Offices and Storage
Nearby Businesses	Martyrs, Mrs. Murphy & Sons Irish Bistro, Brownstone, Wasabi Café, The Globe Pub
Property Description	Freestanding restaurant with large outdoor patio, bar area and second floor party room. Desirable North Center neighborhood in the center of all of the entertainment, shops, and restaurants.
Cross Streets	Lincoln and Berenice
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Name	Big Bricks
Business Description	Pizzeria and BBQ, Restaurant and Bar with Private Patio and Large Private Event Room.
Year Established	2012
Years of Operation	6
No. of Employees	20
Reason for selling	Owner Lives out of State
Approx. Annual Gross Sales	\$1,160,000
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes
Growth Possibilities	Catering, private events and increased marketing.

LISTING INFO



Dining Room



Club Room / Back Dining Room



Club Room - Private Party Dining



Bar

LISTING INFO



Upstairs Private Party Room



Upstairs Private Party Room



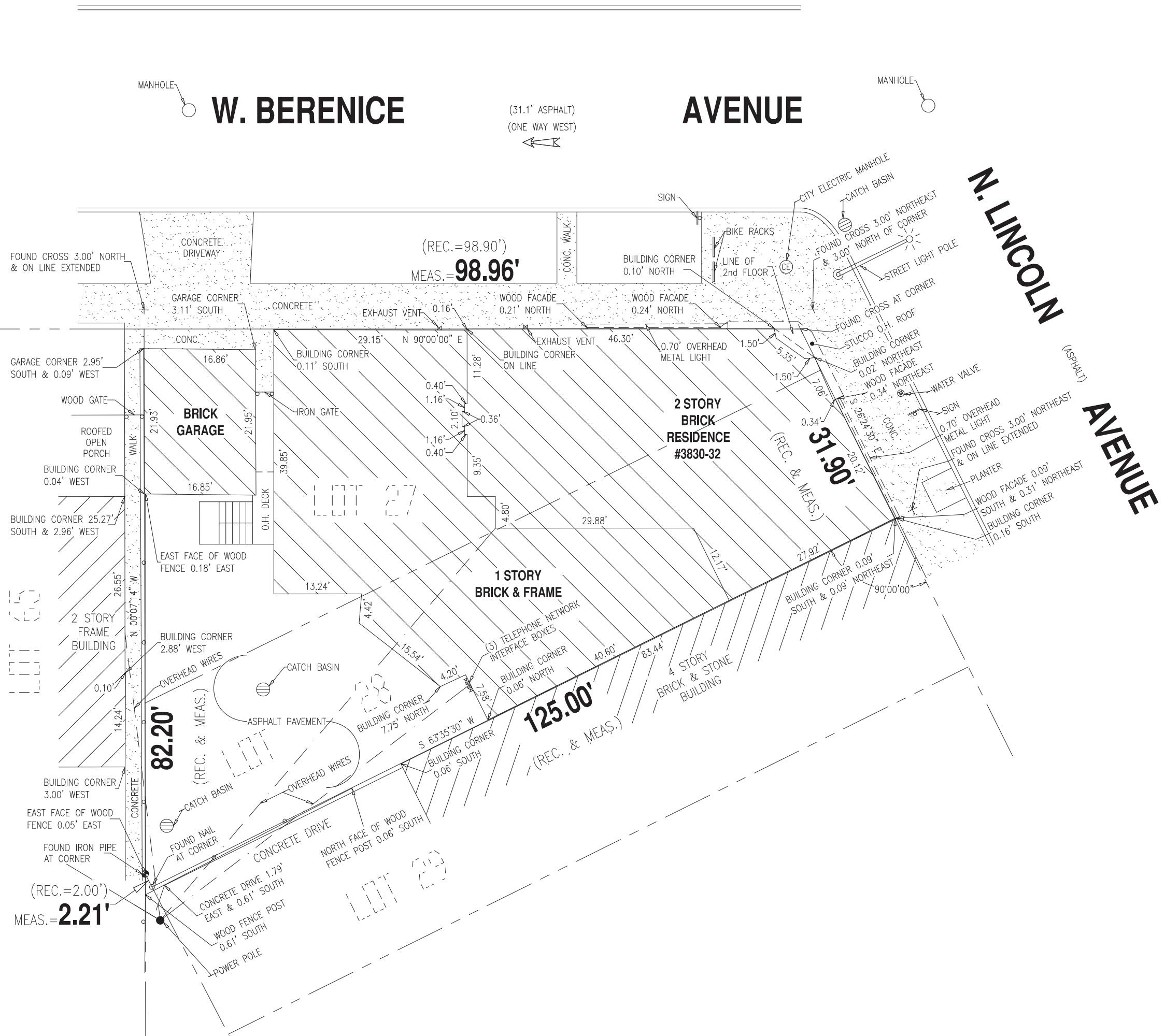
Private Events

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOTS 27 AND 28 IN BLOCK 14 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15, AND LOTS 1, 2 AND 3 IN BLOCK 16 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **3830-32 North Lincoln Avenue; Chicago, Illinois.**



SITE NOTES:
Area = 6,200 sq. ft.

Bearings are assumed, based on the South line of West Berenice Avenue being due East-West.

Flood Zone Designation:
Per Flood Insurance Rate Map No.17031C0410 J,
Effective date August 19, 2008.
Area determined to be outside of the 0.2% annual chance floodplain.

Reference:
For matters of title we have relied on Title Insurance Company's Commitment for Title Insurance, Order No. 1401 008452148 D2, Effective Date July 30, 2009, for all recorded documents affecting the described property.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

Location of underground utilities where not substantiated by physical evidence are taken from records and/or field markings normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Prior to excavation call toll free
D.I.G.G.E.R. 1-312-744-7000 (for Chicago)

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.
All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.
Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

FIELD MEASUREMENTS COMPLETED DECEMBER 17, 2009

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184-002871	
LOCATION <u>3830-32 N. LINCOLN AVE.</u>	EVANSTON, <u>DECEMBER 17,</u> 20 <u>09</u>
ORDER No. <u>09-221-B</u>	ORDERED BY: <u>SUPER PARADISE, LLC.</u>
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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

CERTIFIED TO: -Super Paradise, LLC, an Illinois Limited Liability Company
-Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 3, 4, 7(a), 8, and 11(a) of Table A thereof.
Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated at Evanston, Ill., this _____ day of _____, A.D., 20____.

By: _____

Raymond R. Hansen
Illinois Professional Land Surveyor
License Number 035-002542, Expiration Date 11/30/2010

